



HOLDEN AVENUE, KINGSBURY LONDON, NW9

£650,000 FREEHOLD

THREE BEDROOM END OF TERRACE HOME WITH SEPARATE GARAGE.

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



Winkworth

for every step...

This full of potential three-bedroom end of terrace home offers a fantastic blend of space, convenience and scope for extension and renovation (STPP). The property boasts off-street parking as well as a separate garage via a shared drive to the rear. Inside, you'll find two bright and generously sized reception rooms, a modern kitchen, three well-proportioned bedrooms, and a family bathroom with a separate W/C. The generous rear garden offers a wonderful outdoor space and has very recently undergone installations of new fences on both sides. Wonderfully positioned, the home enjoys easy access to an array of attractions, including Wembley Stadium, London Designer Outlet, and the scenic Fryent Country Park. Families will appreciate the proximity to outstanding schools, such as St Robert Southwell and Lycée International de Londres. Excellent transport connections are close by, with Wembley Park (Metropolitan & Jubilee Lines) and Kingsbury Station, along with multiple bus routes, ensuring smooth travel into Central London and beyond. An internal viewing is a must.



Winkworth

for every step...



Winkworth

for every step...

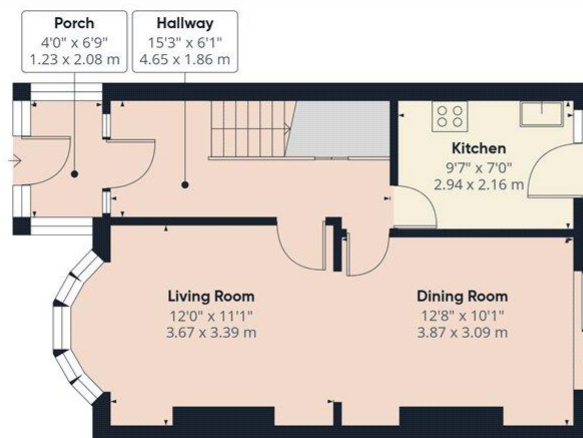
Winkworth

for every step...

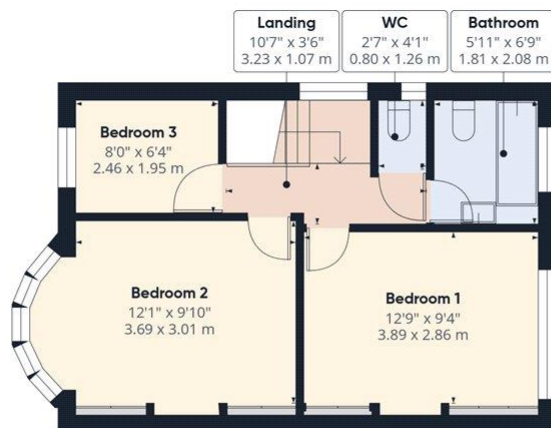


Winkworth

for every step...



Ground Floor



Floor 1

Winkworth

Approximate total area^m
874 ft²
81.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: E – Brent

All figures that are shown were correct at the time of printing.

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.